



**Town of North Hampton  
Zoning Board of Adjustment  
Equitable Waivers**

**Equitable Waiver of Dimensional Requirements:**

The Board may grant an equitable waiver only for existing dimensional nonconformities provided the applicant can meet the required standards.

- 1. The nonconformity was not discovered until after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser;**
- 2. The nonconformity was not an outcome of ignorance of the law or bad faith but was instead caused by a legitimate mistake;**

If these conditions are satisfied, the Board can move on to the additional findings to grant the waiver:

- 3. The nonconformity does not constitute a public or private nuisance nor diminish the value or interfere with future uses of other property in the area; and**
- 4. The cost of correction would far outweigh any public benefit to be gained.**

The Application for Relief form is intended to be self-explanatory, but be sure that you show:

- 1. Who** owns the property? If the applicant is not the owner, this must be explained.
- 2. Where** is the property located?
- 3. Describe** the property. Give area, frontage side and rear lines, slopes and natural features.
- 4. What** do you propose to do? Attach Site Plan, sketches, plot plans, pictures, construction plans, or whatever may help explain the proposed use. Include copies of any prior applications concerning the property.
- 5. Why** does your proposed use require an appeal to the Board of Adjustment?
- 6. Why** should the appeal be granted?